

Chapter 15A-01 - ORGANIZATION

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Chapter 15A-01 - ORGANIZATION

15A-01-01 Short Title

This Title shall be known as the Development Code of Sandy City 2008 (may be referred to hereinafter as the Code) and may be so cited and pleaded.

15A-01-02 Authority

This Title is adopted pursuant to the provisions of the Utah State Code Annotated, including Chapter 10-9a.

15A-01-03 Purpose and Scope

- A. **Purpose.** This Code is adopted to implement Sandy City's General Plan and to promote: public health, safety, convenience, aesthetics, welfare; efficient use of land; sustainable land use and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration.

Specifically, this Code is established to promote the following purposes:

1. **General**

- a. To facilitate the orderly growth and development of Sandy City.
- b. To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.
- c. To stabilize property values.
- d. To enhance the economic well being of Sandy City and its inhabitants.

2. **Implementation of General Plan**

To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and services review and other goals, policies, or programs contained in the General Plan.

3. **Comprehensive, Consistent and Equitable Regulations**

To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

4. **Efficiently and Effectively Managed Procedures**

- a. To promote fair procedures that are efficient and effective in terms of time and expense.
- b. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.
- c. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

- B. **Scope.** Consistent with the above purpose and intent, this Code establishes land use classifications; creates zoning districts; establishes regulations, prohibitions, and restrictions on land use and development; governs the use of land for residential and non-residential purposes; regulates the height and bulk of buildings and other structures; regulates lot occupancy and the size of yards and other open spaces; establishes standards of performance and design; adopts a map of the zoning districts; creates boards and commissions for land use and development decisions and defines the powers and duties of the administration, land use authority, and appeal authority; prescribes procedures for changes of districts, conditional use permits, subdivision approvals, variances, special exceptions, appeals, annexations; and prescribes penalties for violations of this Title.

15A-01-04 Relationship to General Plan

The adoption of this Title is consistent with, compatible with, and furthers the goals, policies, objectives, and programs of the General Plan. It is the intent of the City Council that regulatory decisions made pursuant to this Title be consistent with the General Plan.

For purposes of this Title, "consistency with the General Plan" means not only consistency with the Plan's land use and density designations but also consistency with all aspects of the General Plan, including those that promote compatibility of uses and densities, and orderly development consistent with available resources.

15A-01-05 Effect on Previous Ordinances and Maps

Title 15 of the revised ordinances of Sandy City hereby known as the Development Code 2002, as amended, is hereby superseded and amended to read as set forth herein. Any maps previously adopted shall remain in affect pursuant to the Development Code. This Code shall be deemed a continuation of previous codes and not a new enactment, insofar as the substance of revisions of previous codes is included in this Code, whether in the same or in different language. This Code shall be so interpreted upon all questions of construction relating to tenure of officers and boards established by previous codes, to questions of conforming or nonconforming uses and buildings and structures, and to questions as to the dates upon which such uses, buildings, or structures became conforming or nonconforming.

15A-01-06 Interpretation

Interpretation and application of the provisions and requirements contained herein are declared to be the minimum requirements for the purposes set forth, unless otherwise specifically stated. If in the course of administration hereof, a question arises as to the meaning of any phrase, section, or chapter, or zone district, the interpretation thereof shall be given by the Community Development Director (hereinafter referred to as Director) and shall be construed to be the official interpretation thereof. In the event that there is a need of further interpretation by any person, firm or corporation, or official of Sandy City, they shall submit the question to the Planning Commission which, unless otherwise provided, is authorized to interpret the ordinance and such interpretation shall be final.

15A-01-07 Conflict

This Code shall not nullify the more restrictive provisions of covenants, agreements, other ordinances, or laws (which are not superseded by this Code) but shall prevail when such provisions are less restrictive. In the event of a question between this Code and the General Plan, this Code shall prevail.

15A-01-08 How to Use the Land Development Code

The Sandy City Land Development Code governs land use and development within the incorporated limits of Sandy City. The eight sections of the Code and Appendix are used together in the review of land use and development applications, enforcement of zoning and land use regulations, and implementation of the Sandy City General Plan. They are organized as follows:

- A. **Section 1 - Introduction and General Provisions.** Section 1 provides information on the legal construction of the Code, enforcement, general provisions, and information on City officers, boards, and commissions.
- B. **Section 2 - Establish Zone Districts.** Section 2 identifies the City's Zoning (land use) Districts. Every parcel, lot, and tract of land within the City's incorporated boundaries is located within a zoning district, as depicted on the Sandy City Zoning Map. This section also includes information on amendments to the Zoning Map and the Development Code.
- C. **Section 3 - Land Use Districts.** Section 3 indicates the land uses that are permitted within each zoning district. The Code is intended to implement the vision and policies of the Sandy City General Plan by reserving land for planned land uses, providing compatibility between different types of uses, and integrating land use and transportation planning.
- D. **Section 4 - Overlay Zones.** Section 4 contains the City's overlay zones.
- E. **Section 5 - SD Districts.** Section 5 contains the City's SD (Special Development) Districts.
- F. **Section 6 - Development Standards.** Section 6 provides standards for housing density, design, building height, bulk and setbacks, vehicle and bicycle parking, landscapes, access and circulation for pedestrians and vehicles, signs, lighting, and transportation demand management.
- G. **Section 7 - Applications and Review Procedures.** Section 7 provides all of the requirements for obtaining approvals required by this Code.
- H. **Section 8 - Definitions.** Section 8 provides definitions for certain terms and words used in this Code.
- I. **Appendix.** The Appendix contains various administrative rules and guidelines, as may be adopted and updated from time to time by City departments and divisions. The administrative rules and guidelines provide guidance and direction to applications, property owners, and City staff. They are not Code standards, although Code standards and approval criteria may refer to these rules and guidelines.